



VICINITY MAP

DEVELOPMENT SUMMARY

PROMISE ADDRESS: 3411 MERCHANT BOULEVARD
BEL AIR, MARYLAND 21015-4803
TAX MAP: 61 PARCEL: 588 LOT: 5
DEED REFERENCES: 1920/846 PLATS: 131/77 & 85/80
PRESENT ZONING: CI (COMMERCIAL INDUSTRIAL DISTRICT)
LAND AREA: LOT 5 31.94 AC (1,391,633 SF)
PROJECT AREA: LOT 5 28.74 AC (1,251,707 SF)
EXISTING USE: UNDEVELOPED
PROPOSED USE: 485,775 SF RETAIL
BULK REGULATIONS, CI ZONING
MIN LOT SIZE: 10,000 SF
MIN FRONT YARD SETBACK: 25 FT
MIN SIDE YARD SETBACK: 30 FT
MIN WIDTH AT BLDG LINE: 50 FT
MIN REAR YARD SETBACK: 25 FT
MIN RESIDENTIAL USE SETBACK: 25 FT
RESIDENTIAL BUFFER (HAB. TO) (30' MINIMUM WIDTH)
EXISTING PARKING: 0 SPACES
PARKING REQUIRED: TOTAL: 85,775 SF @ 1 PER 200 = 429 SPACES REQUIRED
TOTAL: 85,775 SF (1.97 AC) @ 1,251,707 SF (28.74 AC) = 7%
MAX BUILDING COVERAGE: 85,775 SF (1.97 AC) @ 1,251,707 SF (28.74 AC) = 7%
EXISTING BUILDING COVERAGE: 85,775 SF (1.97 AC) @ 1,251,707 SF (28.74 AC) = 7%
PROPOSED BUILDING COVERAGE: 85,775 SF (1.97 AC) @ 1,251,707 SF (28.74 AC) = 7%
MAX. IMPERVIOUS SURFACE ALLOWED: 85% @ 28.74 AC = 24,434 AC (1,084,127 SF)
EXISTING IMPERVIOUS SURFACE: AC (89,975 SF)
PROPOSED IMPERVIOUS SURFACE: 445,081 SF (9.99 AC) = 33%

GENERAL NOTES

1. SURROUNDING BOUNDARY AND TOPOGRAPHY INFORMATION BASED ON HARFORD COUNTY G.I.S. DATED 2000.
2. SITE BOUNDARY BASED ON F.M.A. SURVEY DATED 12/07 AND PLATS 131/77 & 134/70 DATED 5-19-2010 AND 5/17/10 DATED 4-22-2010 & 5/5/10 DATED 5-19-2010 AND 5/17/10 DATED 4-22-2010 & 5/5/10 DATED 5-19-2010 TOPOGRAPHY BY VIRGINIA RESOURCE MAPPING DATED MARCH 9TH, 2009.
3. SOIL BOUNDARY AND INFORMATION FROM SOIL SURVEY OF HARFORD COUNTY, USDA 1975.
4. THERE IS NO FLOODPLAIN ON THIS PROPERTY PER FEMA MAP NO. 2402020280.
5. TOWAL OR NON-TOWAL WETLANDS ARE NOT PRESENT.
6. THE PROPERTY IS NOT WITHIN THE CHESEPEAKE BAY CRITICAL AREA.
7. STORM WATER MANAGEMENT WILL BE ADDRESSED AS PER 2000 DESIGN MANUAL REGULATIONS.
8. FINAL LOCATIONS FOR FIRE HYDRANT, VALVES, WATER MAINS, AND SANITARY LINES SHALL BE DETERMINED ON THE 2" SCALE SANITARY/STORM PLAN.
9. A SEPARATE SIGNAGE PLAN IS PROVIDED FOR THE SITE TO A SEPARATE SUBMITTAL.
10. SIGN PERMIT WILL BE APPLIED FOR SEPARATELY.

SOILS CHART

SYMBOL	SOIL NAME	DEPTH TO WATER	WATER TABLE	K-W VALUE
T	TOWAL	AND EXISTING	5-15' STOKES	-
N	NON-TOWAL	AND EXISTING	5-15' STOKES	25
K	K-W VALUE			0.43
K-W VALUE > 0.25 = HEAVY BROOKLE				

LEGEND

- PROPERTY BOUNDARY
- EXISTING CURB
- PROPOSED CURB
- PROPOSED TREE LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING GAS
- EXISTING WATER
- PROPOSED SANITARY
- PROPOSED STRUCTURES
- EXISTING STRUCTURES
- EXISTING RIGHT-OF-WAY
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SINK
- PROPOSED WATER

OWNER/DEVELOPER
Village at Bright Oaks, LP
2700 Philadelphia Road
Edgewood, Maryland 21040
Attn: Jim Martin
Phone: 410-679-5000

F.W.
FREDERICK WARD ASSOCIATES
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REVISIONS

REV#	DATE	DESCRIPTION

SUBMITTED
JUL 0 6 2011
Frederick Ward Associates, Inc.

Site Plan
Lot 5
Boulevard at Box Hill
1st Election District
Harford County, Maryland

SP
1" = 50'